## MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
### STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>Meeting Date:</th>
<th>5/27/2020</th>
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<tbody>
<tr>
<td>Resource:</td>
<td>Report Date:</td>
<td>5/20/2020</td>
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<tr>
<td>Chessy Chase Village Historic District</td>
<td>Public Notice:</td>
<td>5/13/2020</td>
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<tr>
<td>Applicant:</td>
<td>Tax Credit:</td>
<td>N/A</td>
</tr>
<tr>
<td>Allison Marvis</td>
<td>Staff:</td>
<td>Michael Kyne</td>
</tr>
<tr>
<td>(V.W. Fowles, Architect, Martin Locraft, Agent)</td>
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<tr>
<td>Review:</td>
<td>Case Number:</td>
<td>35/13-20Q</td>
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<tr>
<td>PROPOSAL:</td>
<td>PROPOSAL:</td>
<td>Building addition and other alterations</td>
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### STAFF RECOMMENDATION:

Staff recommends that HPC approve the HAWP application.

### ARCHITECTURAL DESCRIPTION:

<table>
<thead>
<tr>
<th>SIGNIFICANCE:</th>
<th>Non-Contributing Resource within the Chevy Chase Village Historic District</th>
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<tbody>
<tr>
<td>STYLE:</td>
<td>Modern Split-Level</td>
</tr>
<tr>
<td>DATE:</td>
<td>1957</td>
</tr>
</tbody>
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*Fig. 1: Subject property, as marked by yellow star.*
BACKGROUND:

The applicant previously appeared before the Commission for a preliminary consultation at the January 8, 2020 HPC meeting with a proposal for a building addition and other alterations. The Commission expressed support for the applicant’s proposal, due to the house’s setback and the relative lack of visibility and/or compatibility of the proposed alterations.

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Replace the existing double-hung windows with aluminum-clad casement windows.
- Install shutters on the front (east) elevation.
- Remove an existing chimney at the rear (west) elevation.
- Construct a new two-story addition in the rear/left (southwest) corner of the house.
- Construct a colonnade at the rear (west) elevation.
- Reconstruct an existing octagonal bay on the rear (west) elevation.
- Construct new retaining walls and steps at the rear (west) side of the house.
- Construct a new patio at the rear (west) side of the house.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Chevy Chase Village Historic District, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

The Guidelines state the following regarding Non-Contributing Resources:

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside of the district’s primary period of historical importance. HAWP application for exterior alterations, changes, and/or additions to these type of resources should receive the most lenient level of design review.

Most alteration and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

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Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior’s Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION:**

The subject property is a c. 1957 modern split-level Non-Contributing Resource within the Chevy Chase Village Historic District. The property is at the edge of the historic district, with one adjacent Contributing Resource (9 West Lenox Street to the south), one adjacent Outstanding Resource (11 West Lenox Street to the west), and two confronting Contributing Resources (8 West Melrose Street to the east and 11 West Melrose Street to the northeast).

The applicant proposes the following work items at the subject property:

- Replace the existing double-hung windows with aluminum-clad casement windows.
- Install shutters on the front (east) elevation.
- Remove an existing chimney at the rear (west) elevation.
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- Construct new retaining walls and steps at the rear (west) side of the house.
- Construct a new patio at the rear (west) side of the house.

The applicant previously appeared before the Commission for a preliminary consultation at the January 8, 2020 HPC meeting with a proposal for a building addition and other alterations. The Commission expressed support for the applicant’s proposal, due the house’s setback and the relative lack of visibility and/or compatibility of the proposed addition and alterations.

The applicant has made several revisions to the previous proposal, including the slight relocation and/or alteration of fenestration and the increase of the footprint of the proposed two-story addition in the rear/left (southwest) corner of the house. At the January 8, 2020 preliminary consultation, the proposed addition was 21'-½" wide and 13'-10 ¾" deep, with a 3'-10 ¾" projection beyond the south (left) side of the house. In the current submission, the proposed addition is 21'-9 ½" wide and 14'-6" deep, with a 5’ projection beyond the south (left) side of the house. Despite the increased overall footprint and projection, staff finds that the proposed addition will remain minimally visible from the public right-of-way, at most.

In accordance with the *Guidelines*, proposals for additions and alterations to Non-Contributing Resources should receive the most lenient level of design review. As stated, “[t]he only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.”

Staff supports the applicant’s proposal, finding that the proposed work items will not affect the streetscape, landscape, or the character of the historic district as a whole, in accordance with the *Guidelines*. In accordance with the *Standards*, the proposal will not remove or alter character-defining features of the subject property or historic district.

After full and fair consideration of the applicant’s submission staff finds the proposal, as revised, as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation* #2, #9, and #10, and Chevy Chase Village Historic District *Guidelines* outlined above.
**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application only for alterations to the main house under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK Permit
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:
Name: Allison Marvin
Address: 10 Laurel Parkway
Daytime Phone: 301-654-2027
E-mail: allison.marvin@gmail.com
City: Chevy Chase, MD
Zip: 20815
Tax Account No.: 00455793

AGENT/CONTACT (if applicable):
Name: Martin Locraft c/o Fowlkes Studio
Address: 1711 Connecticut Ave. NW, Suite 204
Daytime Phone: 202-905-5913
E-mail: martin@fowlkesstudio.com
City: Washington, DC
Zip: 20009
Contractor Registration No.: N/A

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property N/A

Is the Property Located within an Historic District? __Yes/District Name________
No/Individual Site Name____________

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: ________________ Street: ______________________________________________

Town/City: __________________________ Nearest Cross Street: __________________________

Lot: ____________ Block: ____________ Subdivision: _______ Parcel: _______

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction ☑ Deck/Porch
☐ Addition ☐ Fence
☐ Demolition ☐ Hardscape/Landscape ☑ Roof
☐ Grading/Excavation ☐ Solar
☐ Shed/Garage/Accessory Structure ☐ Tree removal/planting
☐ Window/Door
☐ Other:________________________

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Martin Locraft

Signature of owner or authorized agent ________________ Date 2020-04-30
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Existing 2-1/2 story single family residence. Grade drops from south to north, and from east to west, creating a walk-out basement condition. Property backs up to Chevy Chase Club, and has an unimproved "paper street" to the north. Existing landscaping features include a rear patio and stone steps from the lower grade to an existing screened porch at the first floor level.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Existing screened porch is to be demolished and replaced with a new structure that includes a master bathroom above. Existing angled bay window in the dining room is to be replaced with a squared off, more contemporary version. A loggia is to be added at rear grade to create a covered gathering area off the existing basement. All windows in the house are to be replaced with French casement units, except in the master bedroom suite, where larger, fixed glazing is to be installed for views to the northwest. Additional work is to be done on the interior, including re-configuration of an office area and kids' bedrooms. Fixtures and finishes are to be replaced in the attic, but spaces are to remain the same.
In addition to the scope of work above, we propose to replace all existing windows with French casements. Interior renovation to include re-configuration of second floor. Structural modifications limited to rear wall of master suite and proposed addition at the southwest corner.

**Affidavit Acknowledgement**

The Contractor is the Primary applicant authorized by the property owner

This application does not violate any covenants and deed restrictions

**Primary Applicant Information**

Address 10 LAUREL PKWY

CHEVY CHASE, MD 20815

Othercontact Locraft (Primary)

**Historic Area Work Permit Details**

Work Type ADD

Scope of Work

Addition to include re-build of existing screened porch with new master bathroom above, and new rear bay and window configurations within the master suite.
EXISTING FRONT ELEVATION
FACING EAST

EXISTING REAR ELEVATION
FACING WEST

EXISTING PORCH TO BE REPLACED (AND MASTER BATHROOM ADDED ABOVE)

EXISTING BAY WINDOW TO BE RE-BUILT AND SQUARED OFF

LOGGIA TO BE ADDED TO REAR

EXISTING SIDE ELEVATION
FACING SOUTH

EXISTING SIDE ELEVATION
FACING NORTH

EXISTING SIDE ELEVATION
FACING WEST

EXISTING WINDOWS TO BE REPLACED (PER PLANS)

EXISTING WINDOWS TO BE REPLACED WITH FRENCH CASEMENTS UNLESS OTHERWISE NOTES IN PLANS

EXISTING HARDSCAPING TO BE RE-CONFIGURED (PER PLANS)

EXISTING WINDOWS AND DOOR TO BE REPLACED WITH LARGER DOORS

EXISTING BAY WINDOW TO BE RE-BUILT AND SQUARED OFF

EXISTING REAR PATIO

EXISTING WINDOWS TO BE REPLACED (AND MASTER BATHROOM ADDED ABOVE)

EXISTING REAR ELEVATION

EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION
FACING SOUTH

EXISTING SIDE ELEVATION
FACING NORTH

EXISTING SIDE ELEVATION
FACING WEST

EXISTING WINDOWS TO BE REPLACED (PER PLANS)

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EXISTING WINDOWS TO BE REPLACED WITH FRENCH CASEMENTS UNLESS OTHERWISE NOTES IN PLANS

EXISTING HARDSCAPING TO BE RE-CONFIGURED (PER PLANS)

EXISTING WINDOWS AND DOOR TO BE REPLACED WITH LARGER DOORS

EXISTING BAY WINDOW TO BE RE-BUILT AND SQUARED OFF

EXISTING REAR PATIO

EXISTING WINDOWS TO BE REPLACED (AND MASTER BATHROOM ADDED ABOVE)
TURN OFF ALL CIRCUITS AND REMOVE EXISTING LIGHT FIXTURES
TURN OFF ALL PLUMBING LINES
PROVIDE ALLOWANCE FOR RELOCATING DUCTWORK, ELECTRICAL OR PLUMBING IN WALLS SCHEDULED TO BE DEMOLISHED.

TURN OFF ALL PLUMBING LINES

PROVIDE ALLOWANCE FOR RELOCATING DUCTWORK, ELECTRICAL OR PLUMBING IN WALLS SCHEDULED TO BE DEMOLISHED. INCLUDE MISC. PATCHING AND REPAIR FOR WALLS AND CEILINGS.

SECOND FLOOR
EXISTING CHIMNEY TO BE REMOVED
EXISTING TERRACE (INCLUDING RAILS, FINISHES AND STRUCTURE) TO BE REMOVED
EXISTING WINDOWS AND ADJOINING WALLS TO BE REMOVED FOR NEW WINDOW SYSTEM (FINAL EXTENTS TO BE COORDINATED BETWEEN OWNER AND ARCHITECT)
EXISTING WINDOWS AND ADJOINING WALL SEGMENTS TO BE REMOVED TO ACCOMMODATE LARGER WINDOW OPENINGS
EXISTING FIXTURES AND FINISHES TO BE REMOVED

THIRD FLOOR
EXISTING CHIMNEY TO BE REMOVED
EXISTING LIGHT FIXTURES IN BATHROOM TO BE REPLACED (WIRING TO REMAIN)
EXISTING WALLPAPER AND WAINSCOTING TO BE REMOVED (WAINSCOTING TO BE DONE CAREFULLY AND STORED FOR POTENTIAL RE-USE)
EXISTING CARPET IN THIRD FLOOR TO BE REMOVED
EXISTING STAIRS AND RAIL TO BE REMOVED
EXISTING CHIMNEY STRUCTURE AND FOUNDATION TO BE REMOVED
NOTE: EXISTING EXTERIOR SPEAKERS TO BE REMOVED AND PROPERLY STORED FOR OWNER'S RE-USE (EXISTING WIRING TO REMAIN; FINAL SCOPE OF SPEAKER SYSTEM TO BE COORDINATED BETWEEN OWNER AND ARCHITECT)

BASEMENT
EXISTING CHIMNEY STRUCTURE AND FOUNDATION TO BE REMOVED
EXISTING STEEL BEAMS TO REMAIN
EXISTING STEEL BEAM TO REMAIN
SEGMENT OF WALL BEHIND CHIMNEY (+/- 6' WIDE) TO BE REMOVED FOR ACCESS BETWEEN NEW AND EXISTING STORAGE
EXISTING LATTICE, RETAINING WALL, PLANTER AND FOUNTAIN TO BE REMOVED
EXISTING CHIMNEY STRUCTURE AND FOUNDATION TO BE REMOVED
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EXISTING PORCH FOUNDATION WALLS TO BE REMOVED
EXISTING TREE, ROOT SYSTEM AND PLANTING BED TO BE REMOVED
EXISTING PAVERS TO BE REMOVED (SUB-GRADE TO BE RETAINED AND RE-USED FOR LAYING OF NEW PAVERS)
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EXISTING DOOR, FRAME AND ADJOINING WALL TO BE REMOVED
EXISTING FIREPLACE AND CHIMNEY TO BE REMOVED
EXISTING WINDOWS AND ADJOINING WALLS TO BE REMOVED FOR NEW WINDOW SYSTEM (FINAL EXTENTS TO BE COORDINATED BETWEEN OWNER AND ARCHITECT)
EXISTING WINDOWS AND ADJOINING WALL SEGMENTS TO BE REMOVED TO ACCOMMODATE LARGER WINDOW OPENINGS
EXISTING FIXTURES AND FINISHES TO BE REMOVED

EXISTING DOOR AND FRAME TO BE REMOVED
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EXISTING PORCH SLAB TO BE ASSESSED BY CONTRACTOR FOR RE-USE
EXISTING DOOR AND FRAME TO BE REMOVED
EXISTING SCREENED PORCH STRUCTURE AND FINISHES TO BE REMOVED
EXISTING SHRUBS AT PERIMETER OF PORCH TO BE REMOVED
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SITE PLAN

PROPOSED

1" = 10'-0"

PROPERTY LINE

KEY:

LIMIT OF DISTURBANCE
SILT FENCE
EXISTING FENCE

TWIN MAGNOLIA (4" / 5")
7' SIDE BRL

25' FRONT BRL

25' FRONT BRL

FRONT PROPERTY LINE (79.70')

REAR PROPERTY LINE (125.00')

SIDE PROPERTY LINE (124.87')

12" CEDAR

10" CEDAR

11" CEDAR

TWIN CEDAR (4" / 9")

20" CEDAR

14" CEDAR

21" CEDAR

TWIN HOLLY (5" / 6")

9" HOLLY

5" CRAPE MYRTLE

5" CRAPE MYRTLE

4" CRAPE MYRTLE

43" POPLAR

32" MAPLE

22" CHERRY

EXISTING 1-STORY ENTRY PORCH (NO CHANGE)

EXISTING 2-1/2 STORY HOUSE w/ BASEMENT

EXISTING CONCRETE CURB AND GUTTER

EXISTING SLATE WALK AND STAIRS TO FRONT ENTRY (NO CHANGE)

EXISTING WINDOW WELLS TO REMAIN

EXISTING RETAINING WALL (NO CHANGE)

SHALLOW RETAINING WALL TO REPLACE EXISTING (MAX. HEIGHT = 2.5')

DASHED LINE = CURVED WALL TO BE REPLACED

EXISTING 1-STORY SIDE ENTRYPORCH TO REMAIN AND BE FINISHED

EXISTING ELECTRICAL METER TO REMAIN

EXISTING A/C UNITS TO REMAIN

PROJECT NARRATIVE:

INTERIOR RENOVATION OF EXISTING 2-1/2 STORY SINGLE-FAMILY DETACHED HOME. 10% addition to include new master bathroom in the basement, existing interior space to remain unchanged.

LOT INFORMATION:

LOT SIZE: 12,287 SQ. FT.
ALLOWABLE LOT COVERAGE: 2,912 SQ. FT. (23.7%)
EXISTING BUILDING FOOTPRINT: 2,238 SQ. FT
EXISTING BUILDING LOT OCCUPANCY: 18.2%
PROPOSED BUILDING FOOTPRINT: 2,687 SQ. FT. (INCL. LOGGIA)
PROPOSED BUILDING LOT OCCUPANCY: 21.9%
EXISTING BUILDING HEIGHT TO REMAIN UNCHANGED

LAUREL PARKWAY

Chevy Chase, Maryland 20815

27.3' (EXISTING)
25.0' (EXISTING)
44.2' (EXISTING)

EXISTING WINDOW WELLS TO REMAIN

EXISTING RETAINING WALL (NO CHANGE)

SHALLOW RETAINING WALL TO REPLACE EXISTING (MAX. HEIGHT = 2.5')

DASHED LINE = CURVED WALL TO BE REPLACED

EXISTING 1-STORY SIDE ENTRYPORCH TO REMAIN AND BE FINISHED

EXISTING ELECTRICAL METER TO REMAIN

EXISTING A/C UNITS TO REMAIN

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LAUREL PARKWAY

Chevy Chase, Maryland 20815

27.3' (EXISTING)
25.0' (EXISTING)
44.2' (EXISTING)

EXISTING WINDOW WELLS TO REMAIN

EXISTING RETAINING WALL (NO CHANGE)

SHALLOW RETAINING WALL TO REPLACE EXISTING (MAX. HEIGHT = 2.5')

DASHED LINE = CURVED WALL TO BE REPLACED

EXISTING 1-STORY SIDE ENTRYPORCH TO REMAIN AND BE FINISHED

EXISTING ELECTRICAL METER TO REMAIN

EXISTING A/C UNITS TO REMAIN

PROJECT NARRATIVE:

INTERIOR RENOVATION OF EXISTING 2-1/2 STORY SINGLE-FAMILY DETACHED HOME. 10% addition to include new master bathroom in the basement, existing interior space to remain unchanged.

LOT INFORMATION:

LOT SIZE: 12,287 SQ. FT.
ALLOWABLE LOT COVERAGE: 2,912 SQ. FT. (23.7%)
EXISTING BUILDING FOOTPRINT: 2,238 SQ. FT
EXISTING BUILDING LOT OCCUPANCY: 18.2%
PROPOSED BUILDING FOOTPRINT: 2,687 SQ. FT. (INCL. LOGGIA)
PROPOSED BUILDING LOT OCCUPANCY: 21.9%
EXISTING BUILDING HEIGHT TO REMAIN UNCHANGED
All existing windows and exterior doors to be replaced, typical new window bay and windows.

New exterior door material to be determined by architect and owner (provide optional allowances for both a steel frame and an aluminum clad frame).

Existing side entry porch to be re-finished with components to match lower loggia (new columns, stone, fascia and metal roofing).

Provide new metal rail at front entry.

Provide new 36" handrail at existing stair (no change to risers or treads).

Existing masonry fireplaces, surrounds and hearths to remain.

Provide new 36" handrail at existing stair (no change to risers or treads).

Existing closet.

Existing cabinetry and layout to remain.

Existing openings to remain.

New standing seam metal roof over collonade below.

New screened structure to support addition above.

New stone floor.

New retaining wall with stone veneer.

New terrace with stone pavers.

New standing seam metal roof over collonade below.

New screened porch to support addition above.
NEW CUSTOM MILLWORK

NEW BUILT-IN DESK

PROVIDE NEW 36" GUARD / HANDRAIL @ EXISTING STAIRS (NO CHANGE TO RISERS OR TREADS)

PROVIDE NEW T&G WHITE OAK WOOD FLOOR THROUGHOUT ENTIRE SECOND FLOOR (U.O.N.)

15'-2" 10'-2" 12'-5"
5'-11 1/4" 3'-11 1/4" 10'-10 1/2" 5'-0" 12'-1"

5'-1" 17'-5 3/4" (EXISTING) 8'-1 3/4" 3'-0" 4'-9 3/4"

204 BEDROOM
206 STAIR HALL
201 MASTER SUITE
202 MASTER CLOSET
205 BATHROOM
207 MASTER HALL
208 OFFICE
209 LAUNDRY

NEW METAL ROOF OVER BAY BELOW ALL EXISTING WINDOWS TO BE REPLACED, TYPICAL

BATHROOM TO HAVE NEW TILE FLOOR, MILLWORK, PLUMBING AND LIGHTING FIXTURES

NEW MILLWORK

NEW TILE FLOORING

NEW SKYLIGHT

PROVIDE OVERFLOW PAN w/DRAIN BELOW WASHING MACHINE

NOTE: SPACER BETWEEN WINDOWS TO BE POSITIONED TO RECEIVE POCKET DOOR (CONTRACTOR TO COORDINATE)

PROPOSED PLANTER LINEAR DRAIN SHOWER SLOPE

6'-6 3/4" 8'-6 1/2" 10'-4 1/2" 2'-0 1/2"

TBD

Allison & Chris Marvin
10 Laurel Parkway
Chevy Chase, MD 20815

Issue Date:
2020 MARCH 27 PRELIMINARY FRAMING
2020 MARCH 31 PRE-STRU. CLIENT CALL
2020 APRIL 10 INTERNAL REVIEW
2020 APRIL 21 UPDATED FRAMING
2020 APRIL 28 FRAMING CHECK SET
2020 APRIL 30 HAWP APPLICATION

Laurel Parkway
10 Laurel Parkway
Chevy Chase, MD 20815

Builder:
TBD

Owner:
Allison & Chris Marvin
10 Laurel Parkway
Chevy Chase, MD 20815

Scope:
INTERIOR RENOVATION OF EXISTING 2-STORY SINGLE-FAMILY DETACHED HOME TO INCLUDE SCREENED PORCH ADDITION

1/4" = 1'-0" A002 SECOND FLOOR PLAN
ATTIC PLAN

- PROVIDE OPTIONAL ALLOWANCE FOR NEW BUILT-IN BOOKSHELF (FINAL MILLWORK PACKAGE TBD BY OWNER AND ARCHITECT)
- PROVIDE OPTIONAL ALLOWANCES FOR THIRD FLOOR FINISH:
  1) RE-FINISH OLD FLOORS
  2) INSTALL NEW WOOD FLOORS
- PROVIDE OPTIONAL ALLOWANCE TO CONVERT EXISTING EAVE SPACE INTO BUILT-IN DESK / SHELVING (FINAL MILLWORK PACKAGE TBD BY OWNER AND ARCHITECT)
- PROVIDE NEW GUARDRAIL AND TRIM IN STAIR HALL
- 6" SCUPPER + 4" DOWNSPOUT
- EPDM MEMBRANE ROOF (SLOPE 1/4" PER 1'-0" TO METAL SCUPPER)
- WOOD PARAPET w/ METAL COPING (EPDM MEMBRANE TO LAP UNDERNEATH METAL FLASHING / COPING)

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1/4" = 1'-0"

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ATTIC PLAN

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ATTIC SCALE 1:4
EXISTING GALVANIZED WINDOW WELL TO REMAIN
EXISTING SIDING TO BE PATCHED AND PAINTED AS REQ'D
NEW METAL RAILING @ FRONT ENTRY (TO BE DESIGNED)
PROVIDE OPTIONAL ALLOWANCE TO REPLACE EXISTING ENTRY DOOR AND SIDELITES
SOUTH / SIDE ELEVATION

PROPOSED

1/4" = 1'-0"

BASEMENT
-8' 7-1/4"

FIRST FLOOR
0'-0"

SECOND FLOOR
9' 2-1/2"

THIRD FLOOR
18' 2"

EXISTING GALVANIZED WINDOW WELL TO REMAIN

EXISTING PORCH TO BE RE-FINISHED (NEW COLUMNS, STONE, FASCIA AND METAL ROOFING)

EXISTING DOWNSPOUT

NEW DOOR INTO DINING ROOM INSIDE PORCH (SEE BUILDING SECTION)

5/4 x 4 HORIZONTAL WOOD RAIN SCREEN (SEE WALL SECTION)

EXISTING TO BE RENOVATED (PER PLANS)

ALL EXISTING WINDOWS TO BE REPLACED U.O.N. (WHERE NEW)
EXISTING SIDING TO BE PATCHED AND PAINTED AS REQ'D

PROPOSED SCREENED PORCH AND STEPS TO TERRACE

METAL COPING @ NEW PARAPET

Preliminary Framing

PRELIMINARY FRAMING
2020 MARCH 27
2020 MARCH 31
2020 APRIL 10
2020 APRIL 21
2020 APRIL 26
2020 APRIL 30

Preliminary Client Call

HAWP Application

Project:

10 Laurel Parkway
Chevy Chase, MD 20815

Builder:

TBD

Owner:

Allison & Chris Marvin
10 Laurel Parkway
Chevy Chase, MD 20815

Issue Date:

2020 MARCH 27
PRELIMINARY FRAMING
2020 MARCH 31
PRELIMINARY CLIENT CALL
2020 APRIL 10
INTERNAL REVIEW
2020 APRIL 21
UPDATED FRAMING
2020 APRIL 26
FRAMING CHECK SET
2020 APRIL 30
HAWP APPLICATION

1/4" = 1'-0"

A101

SOUTH ELEVATION

19
PROPOSED EXISTING SIDING TO BE PATCHED AND PAINTED AS REQ'D

DASHED = EDGE OF PROPOSED PLANTER OUTSIDE SHOWER

PROPOSED SCREENED PORCH

PROPOSED PAINTED BRICK BASE

STANDING SEAM METAL ROOF @ NEW BAY PROJECTION

NEW WINDOWS PER PLANS

NEW TIMBER COLUMNS w/ CUSTOM METAL CAPS (TO BE DESIGNED)

NEW STANDING SEAM METAL ROOFING @ OVERHANG

NEW CEILING MOUNTED EXTERIOR LIGHT FIXTURES

NEW STONE STEPS AND CUSTOM STEEL RAILING (TO BE DESIGNED)

NEW STEPS FROM SCREENED PORCH TO UPPER TERRACE

NEW CUSTOM STEEL RAIL (TO BE DESIGNED)

OUTLINE OF DOORS @ INTERIOR OF SCREENED PORCH (SEE PLANS AND SCHEDULE)

SECOND FLOOR

9' 2-1/2"

FIRST FLOOR

0'-0"

THIRD FLOOR

18' 2"

BASEMENT

- 8' 7-1/4"
SOUTH / SIDE ELEVATION

PROPOSED

FIRST FLOOR

BASEMENT

THIRD FLOOR

SECOND FLOOR

EXISTING TO BE RENOVATED (PER PLANS)

EXISTING MAIN ROOF STRUCTURE TO REMAIN

EXISTING STEEL COLUMNS TO REMAIN

EXISTING BASEMENT SLAB TO REMAIN

STORAGE 006

PROPOSED SLAB TO ALIGN w/ EXISTING

SCREENED PORCH 108 (TO REPLACE EXISTING)

MASTER BATH 210

HALL

BEDROOM 304

EXISTING

BEDROOM 301

EXISTING

STAIR HALL 303

EXISTING

STAIR HALL 206

EXISTING

BATHROOM 205

BEDROOM 204

BEYOND

OFFICE 208

EXISTING

KITCHEN 105

EXISTING

BREAKFAST AREA 106

EXISTING

PROPOSED

STRUCTURAL SLAB

number: [144x686]
title: [131x686]
scale: [1182x141]
1000 Laurel Parkway
Chevy Chase, MD 20815

Scope:
INTERIOR RENOVATION OF EXISTING 2-STORY SINGLE-FAMILY DETACHED HOME TO INCLUDE SCREENED PORCH ADDITION

Interior Door Schedule

<table>
<thead>
<tr>
<th>NO.</th>
<th>LOCATION</th>
<th>TYPE</th>
<th>SWING</th>
<th>SIZE</th>
<th>MATERIAL</th>
<th>FINISH</th>
<th>HDBR.</th>
<th>SPECIFICATION</th>
<th>NOTES</th>
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<tr>
<td>D-01</td>
<td>Family Room 001</td>
<td>Single</td>
<td>In</td>
<td>3'-0&quot;</td>
<td>7'-0&quot;</td>
<td>Wood</td>
<td>Primed</td>
<td>continental</td>
<td>Full height set for half wall with LWF</td>
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<td>Storage 02</td>
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<td>In</td>
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<td>Powder Room 002</td>
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<td>D-06</td>
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<td>D-07</td>
<td>Powder Room 004</td>
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<td>D-08</td>
<td>Kitchen 103</td>
<td>Single</td>
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<td>In</td>
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<td>Full height set for half wall with LWF</td>
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NOTES:
- All windows and doors are to be reviewed with architects.
- Units not listed are existing and are to remain as is.

Door Schedule

Interior: A500

Window & Exterior Door Schedule

<table>
<thead>
<tr>
<th>NO.</th>
<th>LOCATIONS</th>
<th>TYPE</th>
<th>FINISH</th>
<th>MATERIAL</th>
<th>SCHEDULE</th>
<th>MANUFACTURER</th>
<th>LOCATION</th>
<th>NOTS</th>
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<td>Insulated glass</td>
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<td>continental</td>
<td>Insulated glass</td>
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<td>Insulated glass</td>
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<td>Insulated glass</td>
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<td>Garage 103</td>
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</tr>
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